

16461 Gwydir Hwy, Gravesend, NSW 2401

\$1,850,000

Rural Land



"Yagobie" Gravesend.

Located 43kms east of Moree and 10kms west of Gravesend with a 500m frontage to the Gwydir River on the northern side.

Comprising 464.69ha of gently sloping chocolate to brown loam soil with some small areas of lighter red country.

There is 260ha of fallow that has had 120kg of urea applied as fertiliser for the 2021 winter crop.

There is approx 54ha of Sub-tropical pastures consisting of Bambatsi, Bluegrass, Digit and Green Panic, with the balance of the pasture being native grasses. There is presently 37ha of grazing leased on the TSR through to June 2025.

Water is provided via a fully automated 3 phase submersible bore to two 22000 litre poly tanks which gravity feed to 7 troughs. There are 7 dams.

Boundary and internal fencing is in good order and there are 12 paddocks which are interlinked allowing for stock to be moved without crossing onto cultivation.

There is a two stand shearing shed with yards and a set of steel cattle yards with loading ramp and crush. Carrying capacity is approximately 60 cows.

The vendor is prepared to lease the property at 3.5% for 3 years.

A dwelling entitlement has been issued by Gwydir shire council for the property.

Open for Inspection

By Appointment.

Listed By

Anthony Sullivan

Phone: (02) 6752 1161

Mobile: 0400 621 928

